

ASSESSOR'S REPORT

August 2014

Judy Mathiau

Summit Natural Gas – The assessors have reached a consensus as to a valuation model for the transmission and distribution of pipeline throughout the Kennebec Valley. For Winslow, this means a total assessment of \$1,979,900 which includes 9,417 linear feet of 10" steel high pressure pipe along Route 201 and 350 linear feet under the Kennebec River to Waterville.

Property Tax School this year, the school was held at the Hutchinson Center in Belfast. I attended classes on the first day of the school week and taught on two other days. One of my presentations was on the process of the Kennebec Valley assessors placing an assessment on the pipeline, the other presentation was administration in the assessor's work day. Both were well attended.

Assessments – Field work and final assessments were completed in time to commit the property taxes to the tax collector on August 20th. New valuation this year includes 5 new homes and 4 residential condos and 7 million in utility updates. This year, I hired Bill van Tuinen to appraise the hydro facility and the CMP transmission lines to our benefit.

Updated Records – I suspect that I will receive several inquiries into the reason for property value increases this year. There were several adjustments as a result of the "inventory update project". The difficult part of this project is trying to explain to a property owner that their assessment has been corrected because of corrections made to the actual data, i.e. floor type, roof type, number of bedrooms, etc. This has been the busiest of years in the assessing office and there was no time left at the end of the day to notify owners on major increases. Although we are not required to notify a tax payer, it is my policy to do so.

2014-2015 Fiscal Year – 4,369 Tax Bills were mailed at the end of August based on the following:

Total Taxable Value	\$564,601,900
Tax Rate	\$.01550
Net to Be Raised	\$9,333,424.30

Vision Government Solutions – the 2014/2015 property and assessment data will be updated to our web site in September. For the first time, we will also have our parcel outlines included! Vision has made this option free to municipalities this year. Also new will be the format of the database site which should make searching that much easier.